

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: COUNTY FACILITIES

DATE: SEPTEMBER 1, 2011

COMMITTEE MEMBERS PRESENT:

SUPERVISORS MCCOY
THOMAS
VANNESS
GIRARD
BELDEN

OTHERS PRESENT:

JEFFERY TENNYSON, SUPERINTENDENT OF THE DEPARTMENT OF PUBLIC WORKS
FRANK MOREHOUSE, SUPERINTENDENT OF BUILDINGS
DANIEL G. STEC, CHAIRMAN OF THE BOARD
PAUL DUSEK, COUNTY ATTORNEY/ADMINISTRATOR
JOAN SADY, CLERK OF THE BOARD
SUPERVISORS LOEB
STRAINER
TAYLOR
WOOD
DON LEHMAN, *THE POST STAR*
THOM RANDALL, *ADIRONDACK JOURNAL*
CHARLENE DiRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

Mr. McCoy called the meeting of the County Facilities Committee to order at 11:45 a.m.

Motion was made by Mr. Belden, seconded by Mr. Girard and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Frank Morehouse, Superintendent of Buildings, who distributed copies of his agenda packet to the Committee members; *a copy of the agenda packet is on file with the minutes.*

Commencing the agenda review, Mr. Morehouse reported that the space reserved for the County Attorney's Office on the first floor of the Municipal Center was completed and some of the employees had relocated. He continued by saying that renovations were in progress on the space previously occupied by the Social Services Attorneys in order to make it suitable for use by the staff of the Clerk of the Board's Office.

Mr. Morehouse stated that he had received an email from Clark Patterson Lee in which they had advised that the County wait a period of six weeks before paying the invoice from J.C. Structures, for removal of the efflorescence on the Human Services Building, in order to ensure that it did not return. Mr. Belden suggested withholding payment until after the winter to ensure that the efflorescence did not return. Mr. Thomas mentioned that the agreement with J.C. Structures stated that they would maintain the masonry of the Human Services Building for a period of five years. Following a brief discussion, Mr. McCoy suggested withholding payment for a period of six weeks and discussing the issue further at the next Committee meeting.

Mr. Morehouse pointed out that the results of the Energy Audits completed by National Grid were included in the agenda packet and he reviewed them in detail. He said the audits had been completed on the new DPW (Department of Public Works) Shop, the old DPW Shop and the Office Building in the Town of Warrensburg and the total estimated cost of updating the buildings to produce energy savings was \$42,114.43 with an estimated reimbursement from National Grid of \$21,632.88. He advised that National Grid would like to take action on the Energy Audits by the end of September in order to lock in the estimates. Mr. Morehouse noted that the funds were not available in his budget and pointed out that if the Committee wished to move forward it would be

necessary to determine a source of funding. He explained that the majority of the funds would be used to update lighting fixtures and electrical equipment.

Following a brief discussion, motion was made by Mr. Girard, seconded by Mr. VanNess and carried unanimously to refer the issue to the Finance Committee to determine a source of funding for the project.

Mr. Morehouse reported that the damage from the August 28, 2011 storm was minimal. He explained that the reason the generator had failed to operate was due to the main breaker which had become wet during the storm. He said that any attempts to place a significant load on the breaker had caused it to trip. He advised that small generators had been borrowed from the Office of Emergency Services in order to supply power to the entire building. He apprised that the company that maintained the generator would solicit quotes to encase the breaker with a rubber boot in order to prevent water from tripping it. He added that he did not anticipate the cost of the rubber boot to be significant. A brief discussion ensued.

Pertaining to the Pending Items List, Mr. Morehouse said the first item concerned full evaluation of the former WIC (Women, Infants and Children) Building to determine the cost of demolition or repair and the possibility of renting or selling the building "as is", as well as the impact on the Co-Generation System. He reported that repair of the building would include replacing the roof, six of the windows, the attic insulation and carpeting and painting the upstairs. He said he had not obtained an estimate on the cost of demolition as an asbestos abatement survey would need to be completed prior to obtaining a cost estimate. Mr. Belden asked if the power and water had been shut off to the building and Mr. Morehouse replied that it was necessary to leave a portion of the building heated because they could not completely shut off the water without installing a curve shut off valve or the water to the Detention Home would also be shut off. A brief discussion ensued.

Mr. Strainer inquired as to the long term plans for the building and the possibility of selling the building "as is". Paul Dusek, County Attorney/Administrator, advised he was in the process of reviewing Westmount Health Facility and it would be necessary to determine if additional land would be needed for an expansion of the Facility prior to deciding if the WIC Building should be sold. He noted that the building had little value as it was cut poorly and had ADA (Americans with Disabilities Act) Compliance issues. He explained that the review of Westmount Health Facility should be completed in the next two to three months and recommended they determine the least expensive means of controlling the costs on the former WIC Building until a decision was made as to its future. Mr. Strainer asked if the WIC Building was still insured and Mr. Dusek replied affirmatively.

Motion was made by Mr. VanNess, seconded by Mr. Belden and carried unanimously to properly close and secure the WIC Building for the winter.

Mr. Morehouse noted that there were no updates on Pending Item Nos. 2 and 3 and Pending Item No. 4 should be deleted as it had been addressed earlier in the meeting.

As there was no further business to come before the County Facilities Committee, on motion made by Mr. Thomas and seconded by Mr. Girard, Mr. McCoy adjourned the meeting at 12:06 p.m.

Respectfully submitted,
Charlene DiResta, Sr. Legislative Office Specialist